



The CalHFA Advantage is *Yours!*

ADVANTAGE #1

The First-Time Homebuyer Advantage

The power of down payment assistance helps your clients purchase a home with little money down.

ABOUT THIS ADVANTAGE

The California Homebuyer's Downpayment Assistance Program (CHDAP) is a deferred payment, simple interest rate junior loan program offering up to 3% to be used for downpayment and/or closing costs with no monthly payments.

The CHDAP can be used for down payment assistance and/or closing costs with eligible CalHFA's first mortgage loans or non-CalHFA fixed rate, first mortgage loans. In addition, CalHFA will permit qualified homebuyers to use other down payment assistance loans or grants to help in the purchase of the home.

ADVANTAGE #2

The Mortgage Credit Certificate Advantage

A CalHFA Mortgage Credit Certificate can help put extra money in your pocket when tax time rolls around. It does this by allowing you to claim a tax credit for 20% of the mortgage interest you pay to your lender.

ABOUT THIS ADVANTAGE

The CalHFA MCC Tax Credit program may also help first-time homebuyers qualify for the initial purchase of the home, because it may be considered "qualifying income."

Even better, if you are a qualified veteran or are purchasing a home in a Federally Designated Targeted Area, you don't have to be a first-time homebuyer.



Opening doors. Funding possibilities.

Got questions?
We have answers.

Call us toll free at **877.9.CalHFA (877.922.5432)** or visit our web site, **www.calhfa.ca.gov**.

CalHFA is not a direct lender and uses private mortgage lenders to qualify consumers and make all mortgage loans. Sample loan terms: (Amount: \$200,000; Term: 30 years; 4.875% sample interest rate, 5.0310% Annual Percentage Rate (APR) includes lender fees and insurance; Est. monthly payment: \$1475.09 includes principal, interest, taxes and insurance).



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